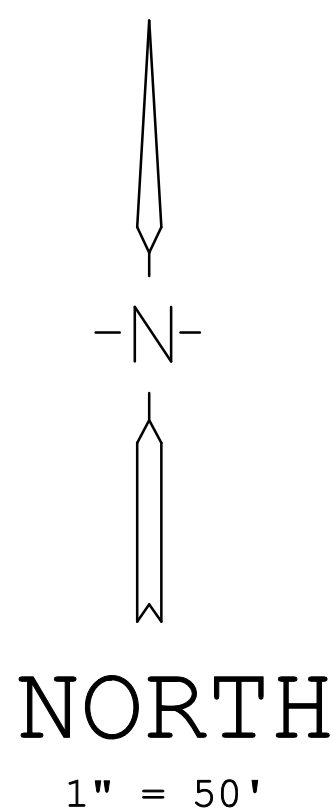


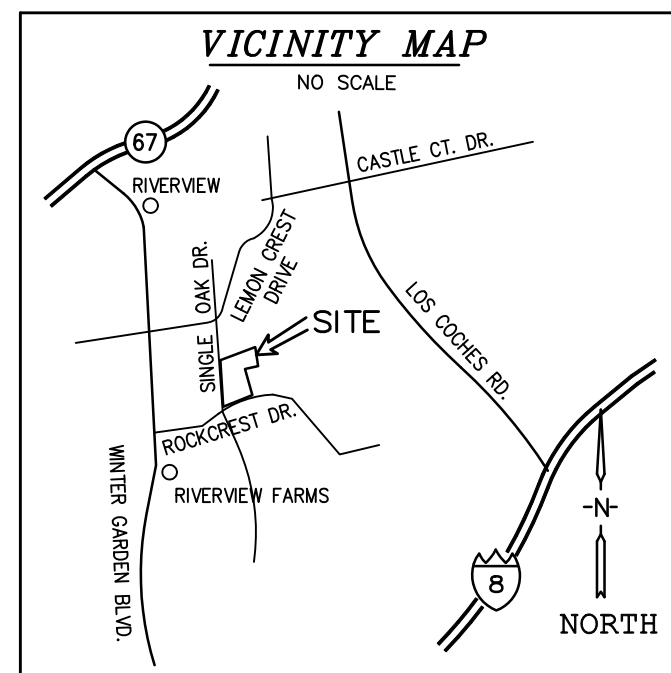
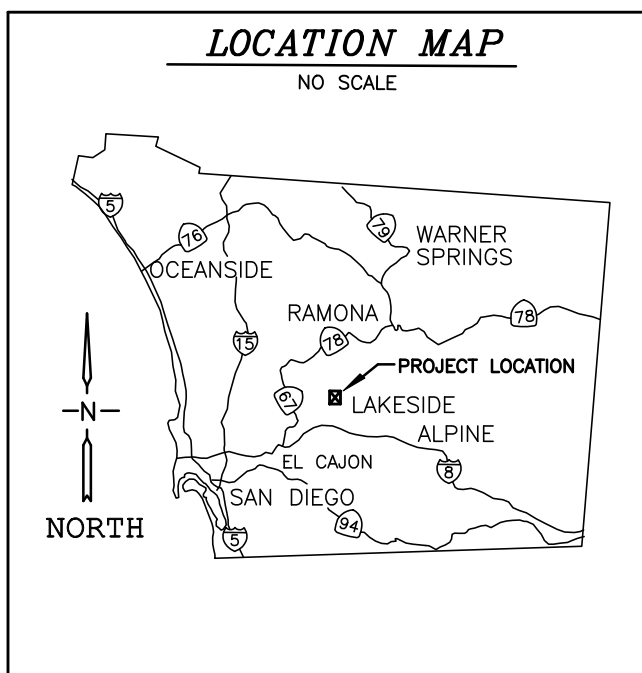
COUNTY OF SAN DIEGO TRACT NO. 5488 RPL-1

LEGEND

ITEM:	SYMBOL:
SUBDIVISION BOUNDARY	N89°49'40"W 2707.99'
PROPOSED LOT LINE	525'
PROPOSED LOT NUMBER	5
DIRECTION OF STREET DRAINAGE	5%
EXISTING CONTOUR	320
EXISTING DRAINAGE	
STORM DRAIN	
RETAINING WALL	
SANITARY SEWER MAIN	
WATER MAIN	



LOT TABLE		
LOT NO.	GROSS AREA (AC)	NET AREA (AC)
1	0.33	0.33
2	0.29	0.29
3	0.28	0.28
4	0.25	0.25
5	0.23	0.23
6	0.24	0.24
7	0.23	0.23
8	0.31	0.24
9	0.34	0.26
10	0.34	0.27
11	0.35	0.24
12	0.36	0.34
13	0.37	0.36
14	0.29	0.25



LEGAL DESCRIPTION:

LOTS 16, 17, 18, & 19 OF LAS PALMAS TERRACE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2535, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 5, 1949.

GENERAL NOTES

ASSESSOR PARCEL NUMBERS:	394-350-26, 31, 32 & 33
TAX RATE AREA:	82151
LAND USE DESIGNATION:	(4) RESIDENTIAL
COMMUNITY/SUBREGION:	LAKEVIEW
REGIONAL CATEGORY:	CURRENT URBAN RESIDENTIAL DEVELOPMENT AREA (CUD)
ZONING (EXISTING & PROPOSED):	RS4 (SEE ZONING BOX)
PROJECT AREA:	4.35 ACRES
NUMBER OF LOTS:	TOTAL: 14 RESIDENTIAL LOTS
MINIMUM LOT AREA:	10,000 SF (MINIMUM)

ZONE		
USE REGULATIONS	RS 4	
NEIGHBORHOOD REGULATIONS/ANIMAL	4.35	
DENSITY	10,000 SF	
LOT SIZE	-	
BUILDING TYPE	-	
MAXIMUM FLOOR AREA	-	
FLOOR AREA RATIO	-	
HEIGHT	-	
LOT COVERAGE	-	
SET BACK	-	
OPEN SPACE	-	
SPECIAL AREA REGULATIONS	-	

STREET NOTES:

- ALL STREETS SHALL BE PRIVATE, TO BE MAINTAINED THROUGH A PRIVATE ROAD MAINTENANCE AGREEMENT.
- ALL CUL-DE-SACS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 40 FEET, AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL CUL-DE-SAC CURB RETURNS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 26 FEET AND A MINIMUM IMPROVED RADIUS OF 30 FEET.
- ALL STREET INTERSECTIONS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 26 FEET AND A MINIMUM IMPROVED RADIUS OF 30 FEET.
- ALL VEHICLE TURNAROUNDS SHALL MEET LAKESIDE FIRE PROTECTION DISTRICT STANDARDS
- EASEMENT TO LAKESIDE MUNICIPAL WATER DISTRICT PROPOSED OVER ALL PRIVATE STREETS.

SERVICE DISTRICTS:

SEWER:	LAKESIDE SANITATION DISTRICT
WATER:	LAKESIDE MUNICIPAL WATER DISTRICT
FIRE:	LAKESIDE FIRE PROTECTION DISTRICT
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
CABLE:	COX CABLE TELEVISION
SCHOOLS:	GROSSMONT UNION HIGH SCHOOL DISTRICT LAKEVIEW UNION ELEMENTARY SCHOOL DISTRICT
STREET LIGHTS:	COUNTY OF SAN DIEGO NOTE: NONE ARE PROPOSED ON THE PRIVATE ROADS
TOPOGRAPHY:	COUNTY O.R.
PARK FEES:	FEES WILL BE PAID IN LIEU OF DEDICATION.

SOLAR ACCESS STATEMENT:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST ONE HUNDRED (100) SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY I-73

LAND PROJECT STATEMENT:

THIS IS NOT A "LAND PROJECT" AS DEFINED IN SECTION 11000.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 66474.5 OF THE SUBDIVISION MAP ACT.

GRADING STATEMENT:

- GRADING OF PADS, AS SHOWN ON THIS TENTATIVE MAP WILL INDICATE CONCEPTUAL GRADING WHICH SHOULD BE SIMILAR TO THE PROJECTS GRADING PLAN ALLOWING FOR A VARIANCE OF 5 FEET PLUS OR MINUS FROM THE PAD ELEVATION INDICATED.
- ALL CUT SLOPES SHALL BE A MAXIMUM OF 1.5:1 AND ALL FILL SLOPES WILL BE A MAXIMUM OF 2:1 OR AS RECOMMENDED BY THE SOILS REPORT.
- ALL SLOPES WILL BE LANDSCAPED/IRRIGATED IN ACCORDANCE WITH THE COUNTY'S GRADING ORDINANCE.
- GRADING VOLUMES: QUANTITIES ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE BASED ON THE EXISTING SOILS CHARACTERISTICS. A SOILS REPORT WILL BE PREPARED FOR THE FINAL GRADING PLANS. CUT = 6,500 CY FILL = 5,963 CY
- REVIEW OF ALL GRADING PLANS BY THE DEPARTMENT OF HEALTH SERVICES SHALL BE A CONDITION OF THE TENTATIVE MAP APPROVAL.

STREET NAME APPROVAL

BY: _____ DATE: _____

OWNERS STATEMENT:

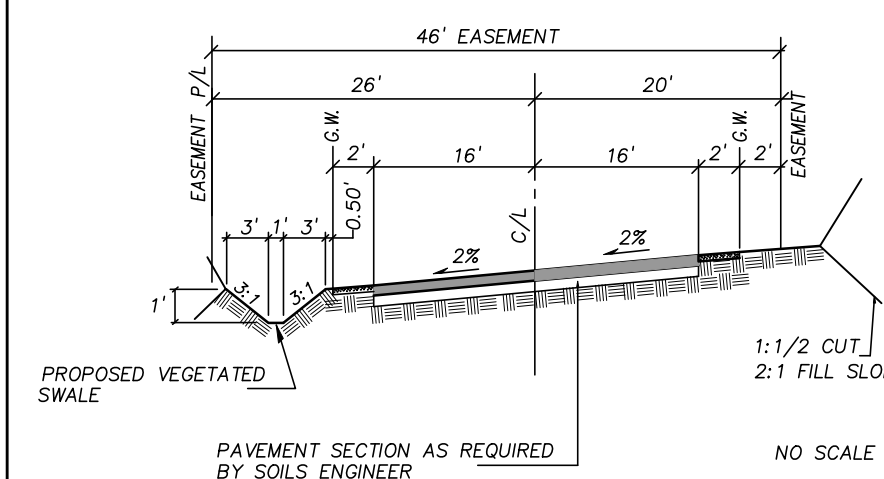
I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP

OWNER: _____ DATE: _____

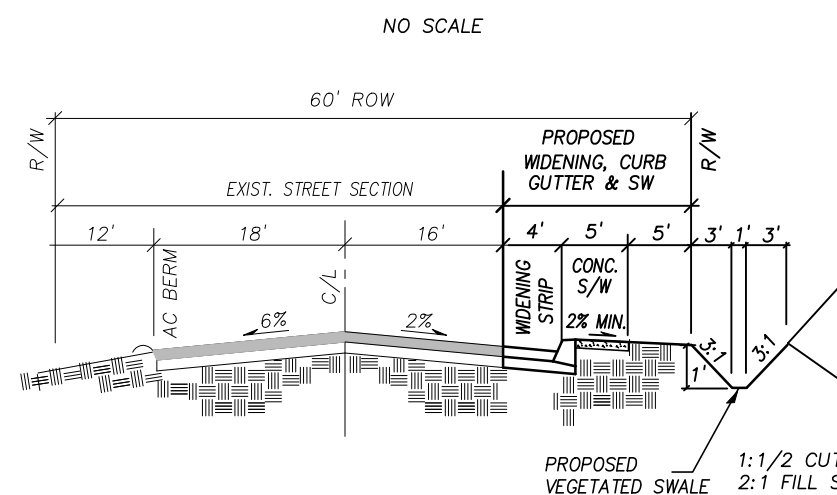
OWNER:

CALIFORNIA INVESTMENT BANKERS
4308 MAYAPAN DRIVE
LA MESA, CALIFORNIA 91941
(619) 503-1111

SECTION - SINGLE OAK COURT
PRIVATE ROAD EASEMENT



TYPICAL EXISTING SECTION
& PROPOSED STREET IMPROVEMENTS
SINGLE OAK DRIVE



TYPICAL EXISTING SECTION
& PROPOSED STREET IMPROVEMENTS
ROCKCREST ROAD

